

**GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF GENERAL SERVICES**



Contracts & Procurement

**DETERMINATION AND FINDINGS
FOR
EMERGENCY PROCUREMENT**

CAPTION: Construction Services for Marion S. Barry Building Emergency Critical Infrastructure Repairs

AGENCY: Department of General Services (DGS)

CONTRACTOR: MCN Build, Inc. ("MCN")

FINDINGS

1. AUTHORIZATION:

D.C. Official Code §2-354.05 and 27 DCMR 4719

2. MINIMUM NEED:

The District of Columbia, Department of General Services (the "Department" or "DGS"), has an immediate need to engage MCN Build, Inc. ("Contractor" or "MCN") to provide emergency construction services to address critical infrastructure failures, deteriorating building systems, and extensive water damage at the Marion S. Barry Building ("MBB").

3. ESTIMATED FAIR AND REASONABLE PRICE:

The estimated fair and reasonable price to provide roof repair work at Whittier EC is approximately **\$474,622.70**.

4. FACTS WHICH JUSTIFY AN EMERGENCY PROCUREMENT:

DGS, an agency of the District of Columbia government, is responsible for constructing, sustaining, and maintaining all District government facilities. This contract addresses critical infrastructure failures, deteriorating building systems, and extensive water damage at the Marion S. Barry Building. The procurement is necessary to protect building occupants, preserve District-owned property, and maintain continuity of government operations. Water intrusion is affecting day-to-day operations and damaging the interior finishes.

MCN Build has similar work experience and is also a resident-owned CBE business.

The scope of work/services includes, but is not limited to:

1. Investigation and repairs per the MBB report.
2. Flooring.
3. Masonry and waterproofing.
4. Plumbing and mechanical repairs

Accordingly, given the need to complete this project as quickly as possible, DGS requests that the contract for this work be awarded to MCN via Emergency Procurement. That recommendation is based on the following points:

- A full-blown solicitation will not allow enough time to correct this immediate problem.
- DGS has already engaged MCN, which has conducted an assessment of the required work.
- If the services are not provided, it could pose an imminent threat not only to the building but also to the health, welfare, and safety of the residents.
- This will prevent serious disruption to agency operations. DGS' mission is to provide first-rate renovations at District government facilities.
- The estimated cost to the District for this renovation is fair and reasonable, based on DGS' historical data for similar services.

5. CERTIFICATION BY THE DEPUTY DIRECTOR OF CAPITAL CONSTRUCTION:

I hereby certify that the above findings are true, correct, and complete.

10/05/2026

Date



Osei Headley
Deputy Director
Capital Construction Services Division

6. CERTIFICATION BY THE CONTRACTING OFFICER

I have reviewed the findings above and certify that they are sufficient to justify using the emergency procurement method to award the captioned contract to MCN Build. Accordingly, I recommend that the Department of General Services' Chief Contracting Officer approve the use of the emergency procurement method for this proposed procurement action.

10/5/2026

Date

Eric Njonjo

Eric Njonjo

Contracting Officer

Deputy Chief Procurement Officer

7. DETERMINATION BY THE CHIEF OF CONTRACTS AND PROCUREMENT:

I have reviewed the findings above and certify that they are sufficient to justify using the emergency procurement method under the cited authority. I further certify that the emergency procurement notice of contract award will be published in accordance with Section 405(f) of the District of Columbia Procurement Practices Reform Act of 2010 (D.C. Official Code §2-354.05). In conclusion, the Department of General Services (DGS), Chief Contracting Officer, approves the use of the emergency procurement method as the only viable means to address critical infrastructure failures, deteriorating building systems, and extensive water damage to the Marion S. Barry Building.

October 5, 2026

Date

Dr. Jacque McDonald

Dr. Jacque McDonald

Chief of Contracts & Procurement

Contracting and Procurement